

Lafayette Consolidated Government
Board of Zoning Adjustment
Community Development and Planning Staff Report

EXECUTIVE SUMMARY

2022-39-BOZ

Applicant: Edgar Martin Middle School – Amber Oubre, Principal

Location: 401 Broadmoor Boulevard

Variance Request: Variance of the sign regulations in a RS-1 (Residential Single-Family) Zoning District.

LDC Art., Sec., No.: Art. 5 Use Standards 89-90 Signs (n)

Summary of Request:

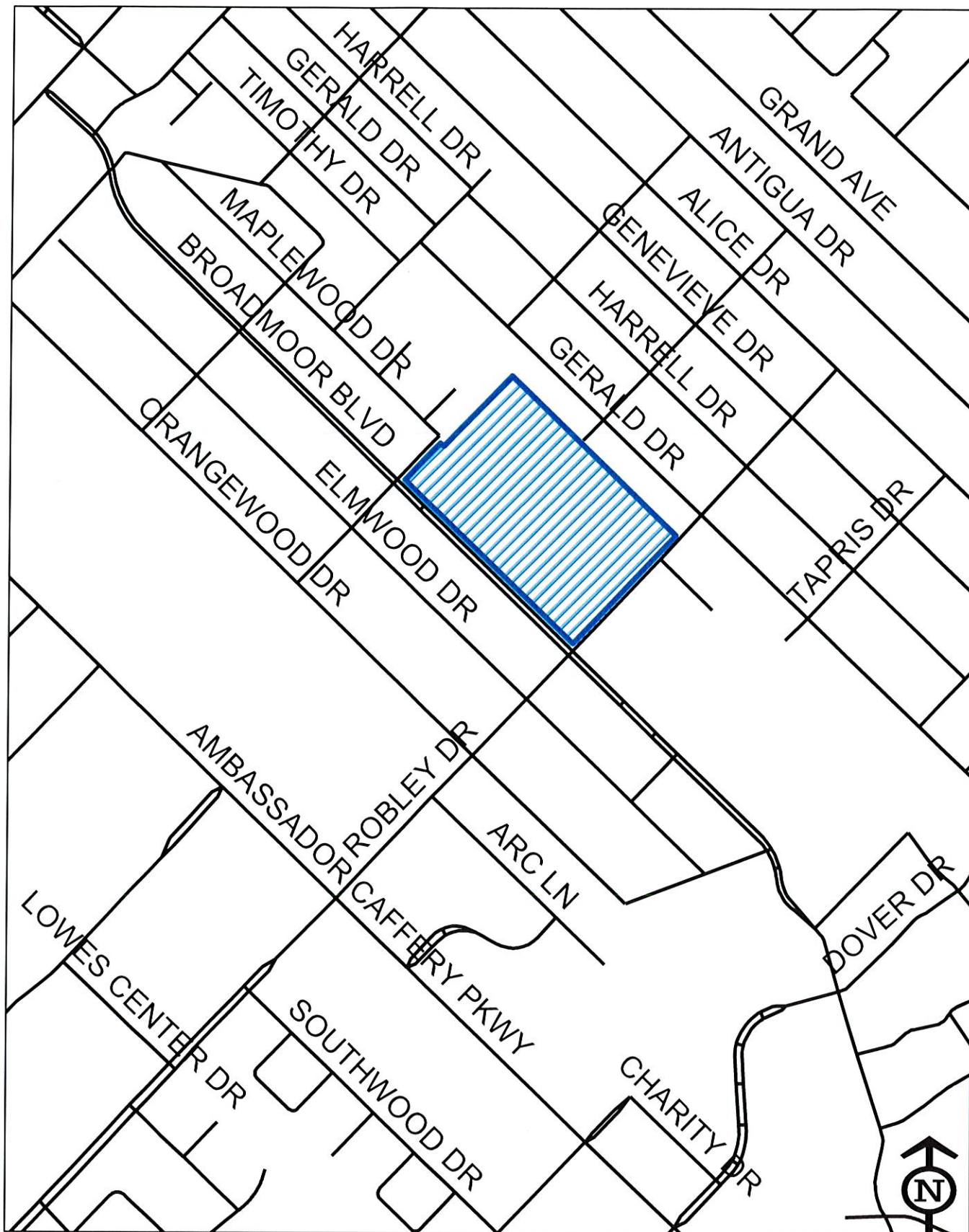
The subject property is located on the northeast side of Broadmoor Boulevard between Robley Drive and Waterwood Drive within a RS-1 (Residential Single-Family) zoning district. Any non-residential use in a RS-1 zoning district is allowed one freestanding sign per street frontage, not to exceed 10 feet in height or 50 square feet of sign area and must be a monument sign. Neither manual or digital readerboards are allowed within RS-1.

The applicant is proposing to replace the existing freestanding sign with a monument sign, allowing visibility over the existing fence and modernizing the sign by replacing a manual readerboard with a digital readerboard. Additionally, the existing sign is located within a utility easement and the newly proposed sign location will not encroach on any easement. However, the proposed sign will require the following variances prior to LDC approval.

1. Variance in the overall height from 10 feet allowed to 13.86 feet proposed
2. Variance from 50 square feet of sign area allowed to 61.36 square feet proposed
3. Variance to allow a readerboard
4. Variance of the width of the base of the monument sign from 80% of the width of the sign required to 50% proposed

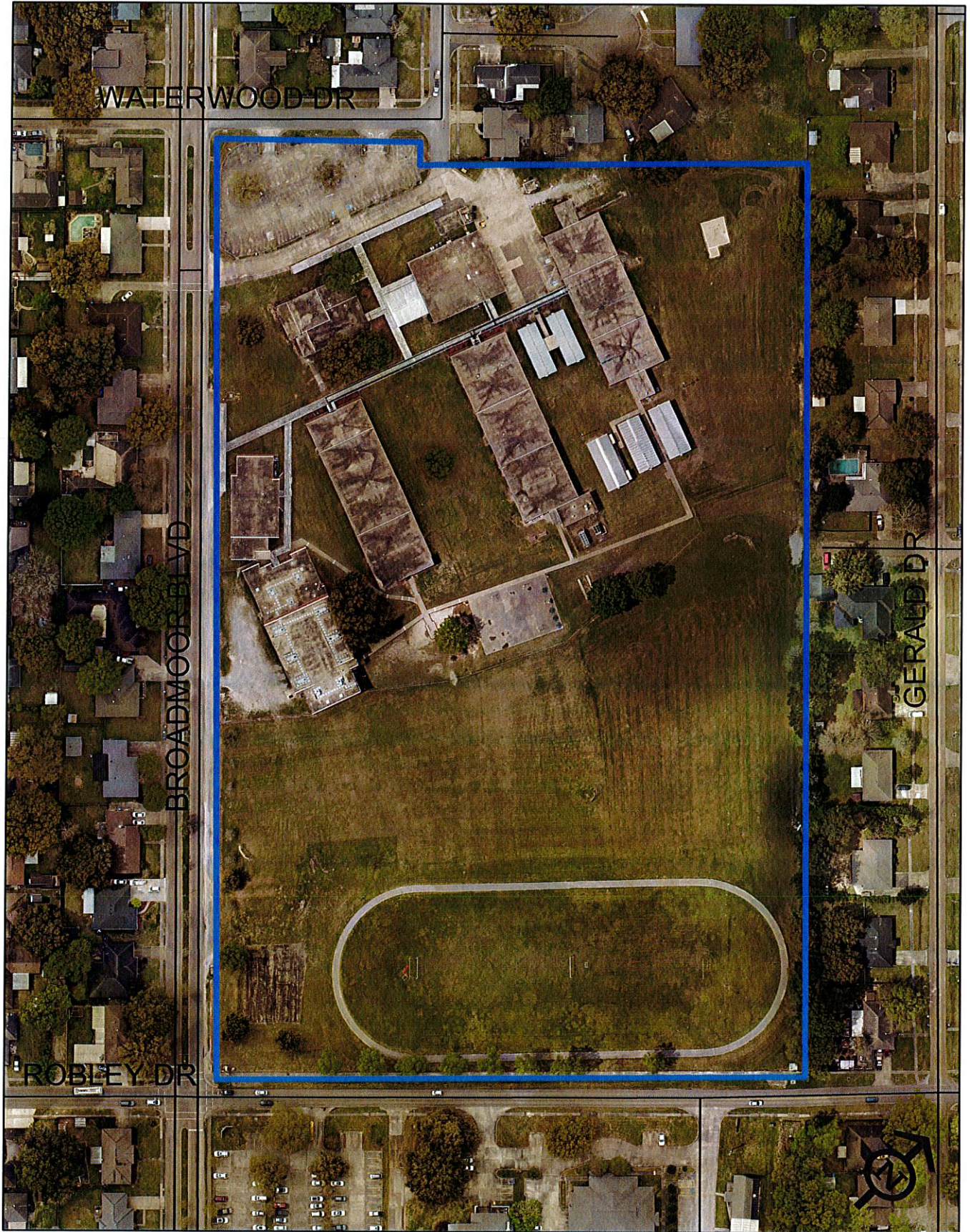
Summary of Public Comment:

At the time of preparation of the preliminary report, staff has not received any letters/emails in support or opposition.



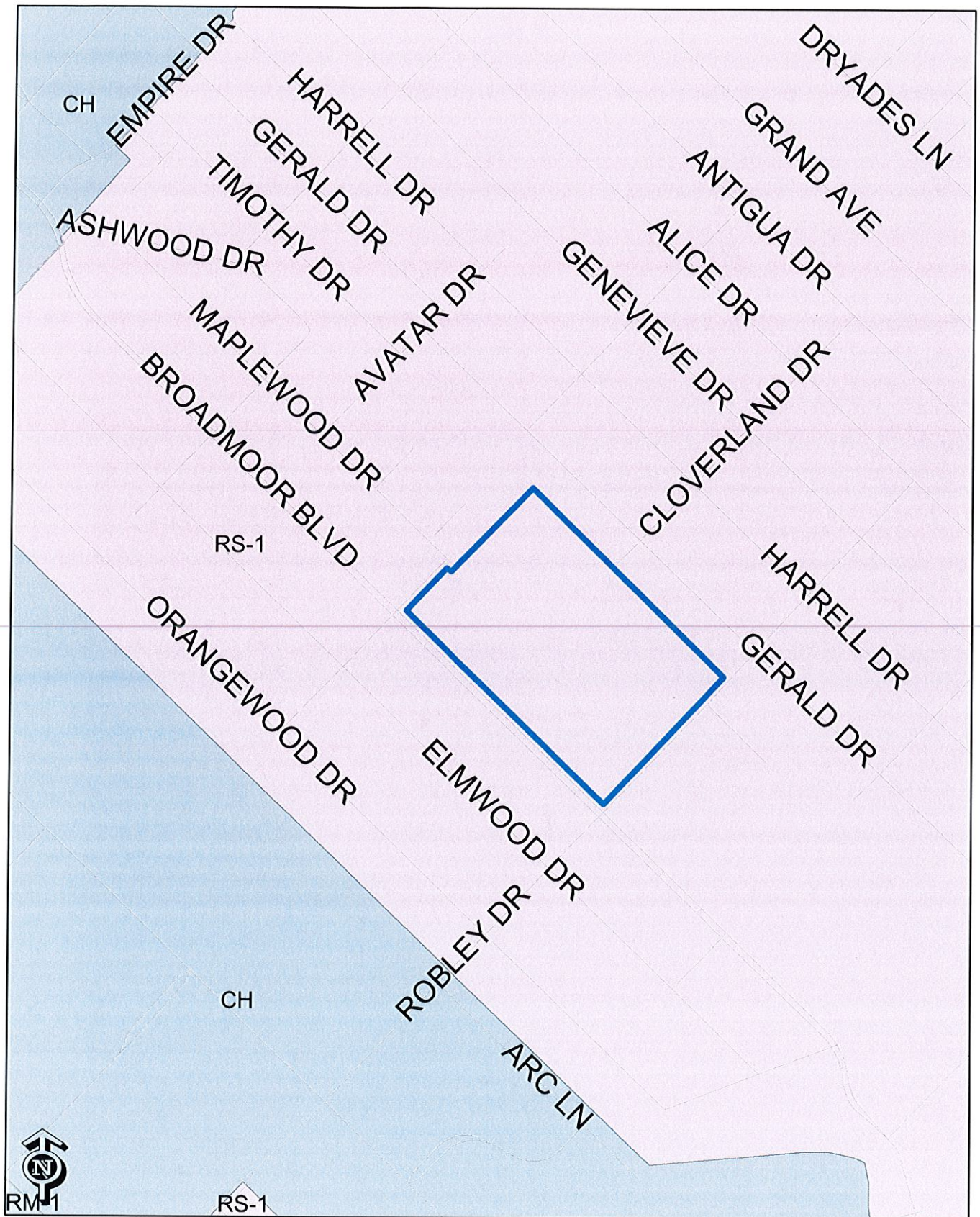
401 Broadmoor Blvd.

0 387.5 775 1,550 Feet



401 Broadmoor Blvd

0 100 200 400 Feet



0 340 680 1,360 Feet

RS-1



11710 CLOVERLAND COURT
BATON ROUGE, LA 70809
(225)367-4630
WWW.LEDINCSIGNS.COM

Louis

CLIENT: Edgar Martin Middle School

CONTACT:

PHONE:

EMAIL:

REVISION DATE: 10/18/21

NOTES: Dave

THE IMAGE BELOW IS NOT FINAL ARTWORK, IT IS PLACE HOLDER ART ONLY. ARTWORK CAN BE CREATED, MODIFIED, OR ALTERED AFTER PURCHASE OF SIGNAGE. OUR DESIGN FEE IS \$60/HOUR. IF CLIENT HAS POSSESSION OF AN ORIGINAL LOGO, PLEASE PROVIDE HIGH RESOLUTION OR VECTOR IMAGE/LOGO FILE; PREFERABLY IN ONE OF THE FOLLOWING FORMATS: EPS, PDF, AI, PSD. A DESIGN FEE MAY BE APPLIED TO THE RECREATION OF LOGO/ARTWORK WHICH IS OFTEN DUE TO LOW RESOLUTION IMAGE FILES SUCH AS, JPG, JPEG, GIF, BMP.



option 1

Please sign & date if the artwork and specifications meet your approval.

Production starts as soon as payment has been settled & artwork has been approved.

Signature: _____ Date: _____

LED: 3.67x7.35

Backlit
Cabinet: 4x8

Skin:

Other:

Color Monument:

Color Vinyl:

For Office Use:

Permit:

Deposit:

Notes:

COLORS REPRESENTED ON THIS PRINT MAY NOT MATCH THE VINYL, METAL, PMS CHIP OR PAINT COLORS EXACTLY. IT IS INTENDED AS A DRAFT REPRESENTATION. DISCLOSURE: ALL PICTURES, SUPER IMPOSURES AND/OR PROOFS ARE FOR ILLUSTRATION USE ONLY AND DO NOT DEPICT THE ACTUAL RESOLUTION OF THE LED SIGN. ALL LANDSCAPING, LIGHTING, ETC. ARE FOR ILLUSTRATION USE ONLY, UNLESS SPECIFIED AS BEING PART OF THE QUOTE. ALL INFORMATION, DESIGNS, PROOFS, ETC. ARE THE SOLE PROPERTY OF LED, INCORPORATED AND SHOULD NOT BE USED WITHOUT CONSENT.

Lafayette
Application for Variance/Appeal (Board of Zoning Adjustment)

Address of Proposed Work: 401 Broadmoor Blvd

City: Lafayette State: LA Zip: 70503

Contact Information

Applicant's Contact Information

Title: Principal First Name: Amber Last Name: Oubre Suffix: _____

Business Name: Edgar Martin Middle School

Mailing Address: 401 Broadmoor Blvd

City: Lafayette State: LA Zip: 70503

Email Address: avoubre@lpssonline.com

Cell Phone: _____ Work Phone: 337-521-7910 Home Phone: _____

Owner's Contact Information

Title: Supt. First Name: Irma Last Name: Trosclair Suffix: _____

Business Name: Lafayette Parish School System

Mailing Address: PO Drawer 2158

City: Lafayette State: LA Zip: 70502

Email Address: idtrosclair@lpssonline.com

Cell Phone: _____ Work Phone: 337-521-7000 Home Phone: _____

Agent's Contact Information

Title: _____ First Name: _____ Last Name: _____ Suffix: _____
Business Name: _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Email Address: _____
Cell Phone: _____ Work Phone: _____ Home Phone: _____

Application Questionnaire (* denotes required question)

Application for Variance/Appeal

Address & Legal Description of Property: *

401 Broadmoor Blvd

Lafayette, LA 70503

Requested Variance/Appeal: *

In describing the exact nature and type of variance or appeal being requested, the applicant must clearly indicate the specific requirements for which they are requesting a variance and/or the administrative decision or interpretation that is being appealed. This section should describe the particular provisions of the Lafayette Development Code (LDC) or other laws that prevent the proposed project.

The sign shall not exceed 10 feet in height - 13.86' OAH proposed.

The sign area of the sign shall not exceed 50 square feet - 61.36 sf proposed.

A readerboard is not allowed in RS-1.

The current sign is located within a 30' Utility Easement.

Reason and justification for Variance/Appeal: *

This section should describe how the literal interpretation of the provisions of the LDC would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Code.

Sign height is to be higher than fence.

Sign purchased is 11.36 SF larger than allowed.

Readerboard boost student morale

Existing sign there for over 20 years

CERTIFICATION AND AGREEMENT

1. The applicant/owner declares that the statements on this application are true and correct.
2. The owner's signature is certification that he/she is the owner of the subject property and consents to the submission of the application for a variance, even if a non-owner applicant submits the request.
3. By filing a petition for a variance, the applicant/owner consents to allow the appropriate City-Parish employees to enter the property described in this variance request for the purposes of inspection and to photograph the site.
4. The owner and applicant acknowledge that the actions of the Board of Zoning Adjustment have no effect on any existing private Subdivision Restrictions or Covenants. Compliance with any applicable private regulations is a civil matter and the responsibility of the property owner.

Signed this 12 day of October, 2022

Owner Irma D. Trosclair

(Print Name)

Irma D. Trosclair 10-21-22
(Signature) *ide*

Applicant Amber Oubre

(Print Name)

Amber Oubre
(Signature)